



COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

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ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
<http://dpw.lacounty.gov>

GAIL FARBER, Director

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

ADOPTED

BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

#26 MARCH 9, 2010

Sachi A. Hamai
SACHI A. HAMAI
EXECUTIVE OFFICER

March 09, 2010

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Dear Supervisors:

**SALE OF LOS ANGELES COUNTY FLOOD CONTROL DISTRICT
SURPLUS PROPERTY IN THE CITY OF LOS ANGELES
BENEDICT CHANNEL - PARCEL 68EX.17
(SUPERVISORIAL DISTRICT 2)
(3 VOTES)**

SUBJECT

This action is to approve the sale of real property owned by the Los Angeles County Flood Control District and located along Benedict Channel, in the City of Los Angeles, to 1806 Roxbury, LLC.

IT IS RECOMMENDED THAT YOUR BOARD ACTING AS THE GOVERNING BODY OF THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT:

1. Find the proposed sale categorically exempt from the provisions of the California Environmental Quality Act.
2. Find that the fee interest in Benedict Channel, Parcel 68EX.17, in the City of Los Angeles, is no longer required for the purposes of the Los Angeles County Flood Control District.
3. Authorize the sale of Benedict Channel, Parcel 68EX.17, to 1806 Roxbury, LLC, for \$18,117.
4. Instruct the Chair to sign the Quitclaim Deed and authorize delivery to 1806 Roxbury, LLC.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The purpose of the recommend actions is to obtain your Board's approval to sell a portion of the Los Angeles County Flood Control District's (LACFCD) surplus property along Benedict Channel, Parcel 68EX.17, to the adjacent property owner, 1806 Roxbury, LLC, who owns a single-family residence on Roxbury Drive, in the City of Los Angeles. Parcel 68EX.17 is 297+ s.f. in size.

The LACFCD acquired fee title to Parcel 68EX.17 as part of the land needed for the Benedict Channel project. Construction has been completed and the subject parcel lies outside of the required right of way. The adjacent property owner, who requested to purchase the surplus property, is considered to be the logical purchaser.

Implementation of Strategic Plan Goals

The Countywide Strategic Plan directs the provision of Operational Effectiveness (Goal 1). The revenue from this transaction will help promote fiscal sustainability for the operation and maintenance of flood control facilities.

FISCAL IMPACT/FINANCING

There will be no impact to the County General Fund.

The proposed cost of the sale in the amount of \$18,117 represents the market value. This amount has been paid and deposited into the Flood Control District Fund.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

Benedict Channel, Parcel 68EX.17, is located along the west side of the channel, south of Monte Mar Drive, in the City of Los Angeles.

Pursuant to Government Code Section 65402, notification of the proposed sale was submitted to the appropriate agency for their report as to conformance with the adopted General Plan of the agency. We received notice on November 18, 2009, from the Department of City Planning that the proposed sale is in conformance with the adopted General Plan.

The proposed sale is authorized by Section 2, Paragraph 13, of the Los Angeles County Flood Control Act. This Section provides as follows: "Said Los Angeles County Flood Control District hereby declared to be a body corporate and politic, and as such shall have the power... 13. To lease, sell or dispose of any property (or any interest therein) whenever in the judgment of said board of supervisors said property, or any interest therein or any part thereof, is no longer required for the purpose of said district..."

The proposed sale will not hinder the use of Benedict Channel for possible transportation, utility, recreational corridors, or flood control purposes.

The Quitclaim Deed has been approved by County Counsel as to form and will be recorded.

ENVIRONMENTAL DOCUMENTATION

The proposed sale is categorically exempt from the provisions of the California Environmental Quality Act (CEQA). The surplus property under the proposed sale is incapable of independent development, in that it meets the criteria of Section 15312 of the CEQA guidelines and Class 12 of the Los Angeles County Environmental Reporting Procedures and Guidelines, Appendix G.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

This transaction will eliminate the need to maintain the property and reduce the cost of the LACFCD's expenses and potential liabilities.

CONCLUSION

Please return one adopted copy of this letter and the executed original Quitclaim Deed to the Department of Public Works, Survey/Mapping & Property Management Division. Retain the duplicate for your files.

Respectfully submitted,

A handwritten signature in cursive script that reads "Gail Farber".

GAIL FARBER
Director

GF:SGS:hp

Enclosures

c: Auditor-Controller (Accounting Division - Asset
Management)
Chief Executive Office (Lari Sheehan)
County Counsel
Executive Office

DUPLICATE

RECORDING REQUESTED BY
AND MAIL TO:

1806 Roxbury, LLC
c/o Herman & Chamow CPA's
8447 Wilshire Boulevard, Suite 202
Beverly Hills, CA 90211

Space Above This Line Reserved for Recorder's Use

DOCUMENTARY TRANSFER TAX IS \$ _____
() computed on full value of property conveyed, or
() computed on full value less value of liens and
encumbrances remaining at time of sale
SUBJECT TO CITY OF LOS ANGELES DTT (CODE 44) \$ _____

Assessor's Identification Number:
4307-013-908 (Portion)

LOS ANGELES COUNTY FLOOD CONTROL DISTRICT

By _____

QUITCLAIM DEED

For a valuable consideration, receipt of which is hereby acknowledged, the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, a body corporate and politic does hereby remise, release, and forever quitclaim to 1806 ROXBURY, LLC, a California limited liability company, all its right, title, and interest in and to the real property in the City of Los Angeles, County, of Los Angeles, State of California, described in Exhibit A attached hereto and by this reference made a part hereof.

EXCEPTING AND RESERVING all oil, gas, petroleum, and other hydrocarbons and minerals, but without right of entry to the surface of said land.

Dated MAR 09 2010



LOS ANGELES COUNTY FLOOD CONTROL DISTRICT,
a body corporate and politic

By Gloria Molina
Chair, Board of Supervisors of the
Los Angeles County Flood Control District

(LACFCD-SEAL)

ATTEST:

SACHI HAMAI, Executive Officer
of the Board of Supervisors
of the County of Los Angeles

Sachi Hamai
Deputy

BENEDICT CHANNEL 68EX.17
76-RW 4
S.D. 2 M1021001

DB:bw

P:CONF:QCD-EXBENEDICTCHANNEL.DOC 112509

Note: Acknowledgment form on reverse side.

STATE OF CALIFORNIA)
) ss.
COUNTY OF LOS ANGELES)

On January 6, 1987, the Board of Supervisors for the County of Los Angeles and ex officio the governing body of all other special assessment and taxing districts, agencies, and authorities for which said Board so acts adopted a resolution pursuant to Section 25103 of the Government Code that authorized the use of facsimile signatures of the Chair of the Board on all papers, documents, or instruments requiring the Chair's signature.

The undersigned hereby certifies that on this 9th day of MARCH, 2010, the facsimile signature of GLORIA MOLINA, Chair of the Board of Supervisors of the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, was affixed hereto as the official execution of this document. The undersigned further certifies that on this date a copy of the document was delivered to the Chair of the Board of Supervisors of the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT.

In witness whereof, I have also hereunto set my hand and affixed my official seal the day and year above written.



SACHI A. HAMAI, Executive Officer
of the Board of Supervisors
of the County of Los Angeles

By [Signature]
Deputy

(LACFCD-SEAL)

APPROVED AS TO FORM

ANDREA SHERIDAN ORDIN
County Counsel

By [Signature]
Deputy



APPROVED as to title and execution,

_____, 20____.

DEPARTMENT OF PUBLIC WORKS
Survey/Mapping & Property Management Division

Supervising Title Examiner

By _____

EXHIBIT A

BENEDICT CHANNEL 68EX.17
76-RW 4
A.P.N. 4307-013-908 (Portion)
T.G. 632 (G4)
I.M. 129-157
S.D. 2
M1021001

LEGAL DESCRIPTION

PARCEL NO. 68EX.17 (Quitclaim of portion of fee):

That portion of Lot 59, Tract No. 15382, as shown on map recorded in Book 421, pages 38 and 39, of Maps, in the office of the Registrar-Recorder/County Clerk of the County of Los Angeles, described as PARCEL 68, in a Final Order of Condemnation, had in Superior Court Case No. 785803, a certified copy of which is recorded in Book D2187, page 255, of Official Records, in the office of said Registrar-Recorder/County Clerk, within the following described boundaries:

Beginning at the northeasterly corner of Lot 31 of said tract; thence South 85°00'29" East along the easterly prolongation of the northerly line of said last-mentioned lot, a distance of 4.93 feet; thence South 3°34'20" West 60.02 feet to the easterly prolongation of the southerly line of said last-mentioned lot; thence North 85°00'29" West along said last-mentioned easterly prolongation, a distance of 4.98 feet to the southeasterly corner of said last-mentioned lot; thence North 3°37'18" East along the easterly line of said last-mentioned lot, a distance of 60.02 feet to the point of beginning.

Containing: 297± s.f.

This real property description has been prepared in conformance with the Professional Land Surveyors Act. The signatory herein is exempt pursuant to Section 8726 of the Land Surveyors Act.

APPROVED AS TO DESCRIPTION
_____ COUNTY OF LOS ANGELES
By _____ SUPERVISING CADASTRAL ENGINEER III Survey/Mapping and Property Management Division